



City of El Paso – City Plan Commission Staff Report

Case No: PZST16-00004
Application Type: Special Permit
CPC Hearing Date: April 7, 2016
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 409 Bucher
Legal Description: North 130 feet of Lot 27, Block 5, Stiles Gardens, City of El Paso, El Paso County, Texas
Acreage: 0.2238 acres
Rep District: 3
Existing Zoning: A-2 (Apartment)
Existing Use: Triplex
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development / Density Bonus / Parking Reduction / Side Setback Reduction
Proposed Use: Apartments
Property Owner: Maria A. Chavez De Goytia
Representative: Derek L. Gavilanes (DLG Projects)

SURROUNDING ZONING AND LAND USE

North: A-2 (Apartment) / Apartments
South: A-2 (Apartment) / Single-family dwellings
East: A-2 (Apartment) / Vacant
West: A-2 (Apartment) / Church

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyard (Mission Valley Planning Area)

NEAREST PARK: Stiles Park (2,784 feet)

NEAREST SCHOOL: Ramona Elementary (2,070 feet)

NEIGHBORHOOD ASSOCIATIONS

Stiles Garden Neighborhood Association

Mission Valley Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 23, 2016. The Planning Division has not received any communications in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval for infill development to allow the construction of an 8 unit apartment complex totaling 3,434 sq. ft. A reduction in side setback from the required 5' to 4' is requested. At 0.2238 acres the property is permitted an apartment density of 5.57 units. With a 50% density bonus, 8 units are achievable. Sixteen parking spaces are required, and 3 are provided, an 81% parking reduction request. A parking study of the area is pending. All ADA and bicycle parking requirements are being met. Access to the property is proposed from Bucher.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommendation is pending the receipt of a parking study.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The A-2 (Apartment) District is intended to permit medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. Permits building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

The property is in a state enterprise zone. Further, the property resides in the Stiles Gardens Subdivision, platted in 1929 (attachment 6), qualifying as an older neighborhood as defined in this section.

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

Apartments are a permissible use in the A-2 (Apartment) zone district.

C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Side Setback	5'	4'

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

The proposed development requires 16 parking spaces and provides 3, an 81% parking reduction request.

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is consistent with the G-7, Industrial and/or Railyard growth sector.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

Clarify labels for ponding areas and what LA stands for. Include the word “private” to the ponding area descriptions.

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. The applicant may need to seek re-approval of the site plans from CPC if there is a failure to comply.

Planning and Inspections Department – Plan Review

No objections to requested special permit

Planning and Inspections Department - Landscaping

No objections to requested special permit

El Paso Fire Department

Recommend approval. Equipment shall not be allowed on top stairwell.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 8-inch diameter water main extending along the north side of Bucher Road, approximately 23-feet south of and parallel to the northern right-of-way of Bucher Road. This water main is available for service.
2. EPWU records indicate an active ¾” water meter serving the subject property. The service address for this meter is 409 Bucher Road.

Sanitary Sewer:

3. There is an existing 8-inch diameter sanitary sewer main extending along the south side of Bucher Road, approximately 15-feet north of and parallel to the southern right-of-way of Bucher Road. This sanitary sewer main is available for service.

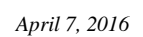
General:

4. EPWU requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Parking Study
6. Plat of Stiles Gardens

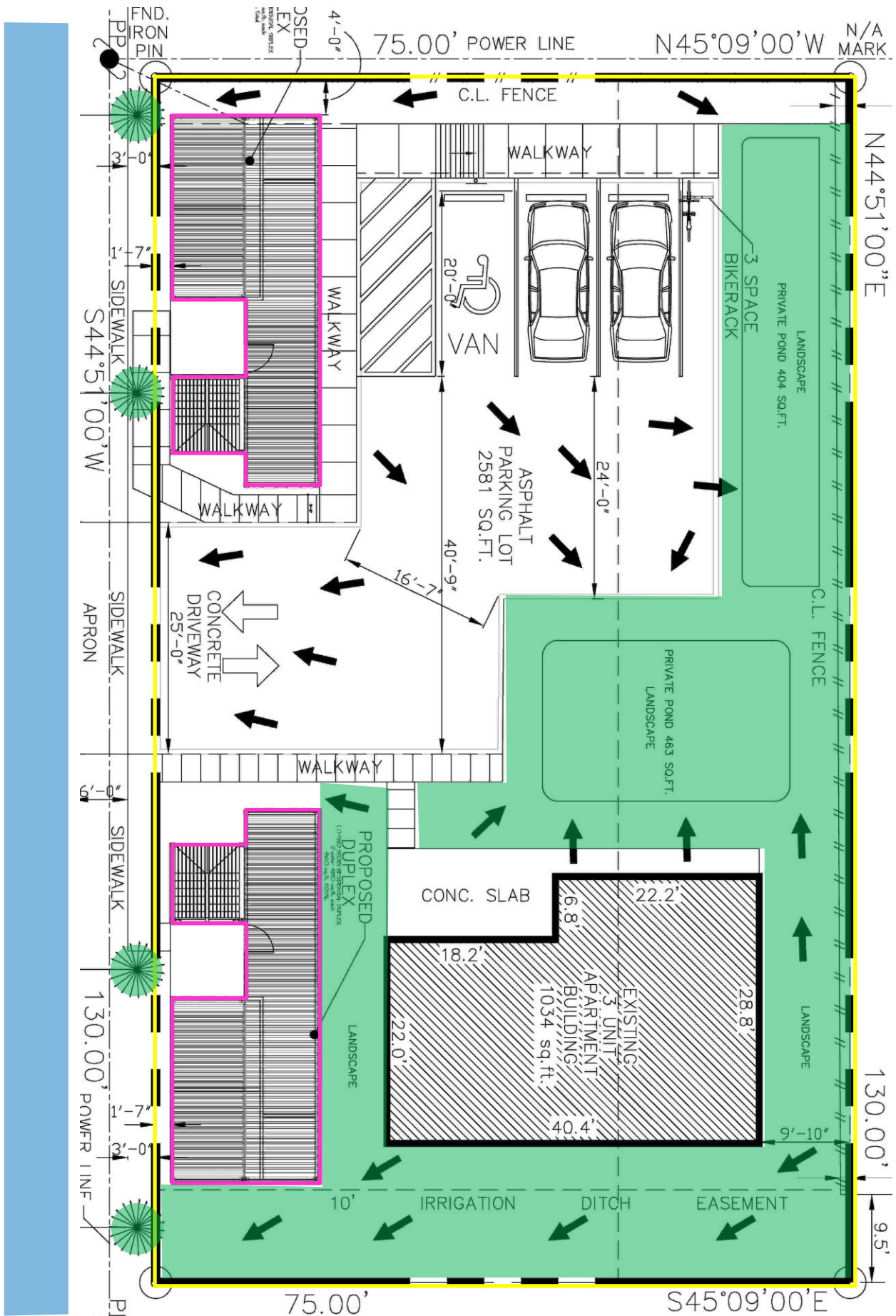
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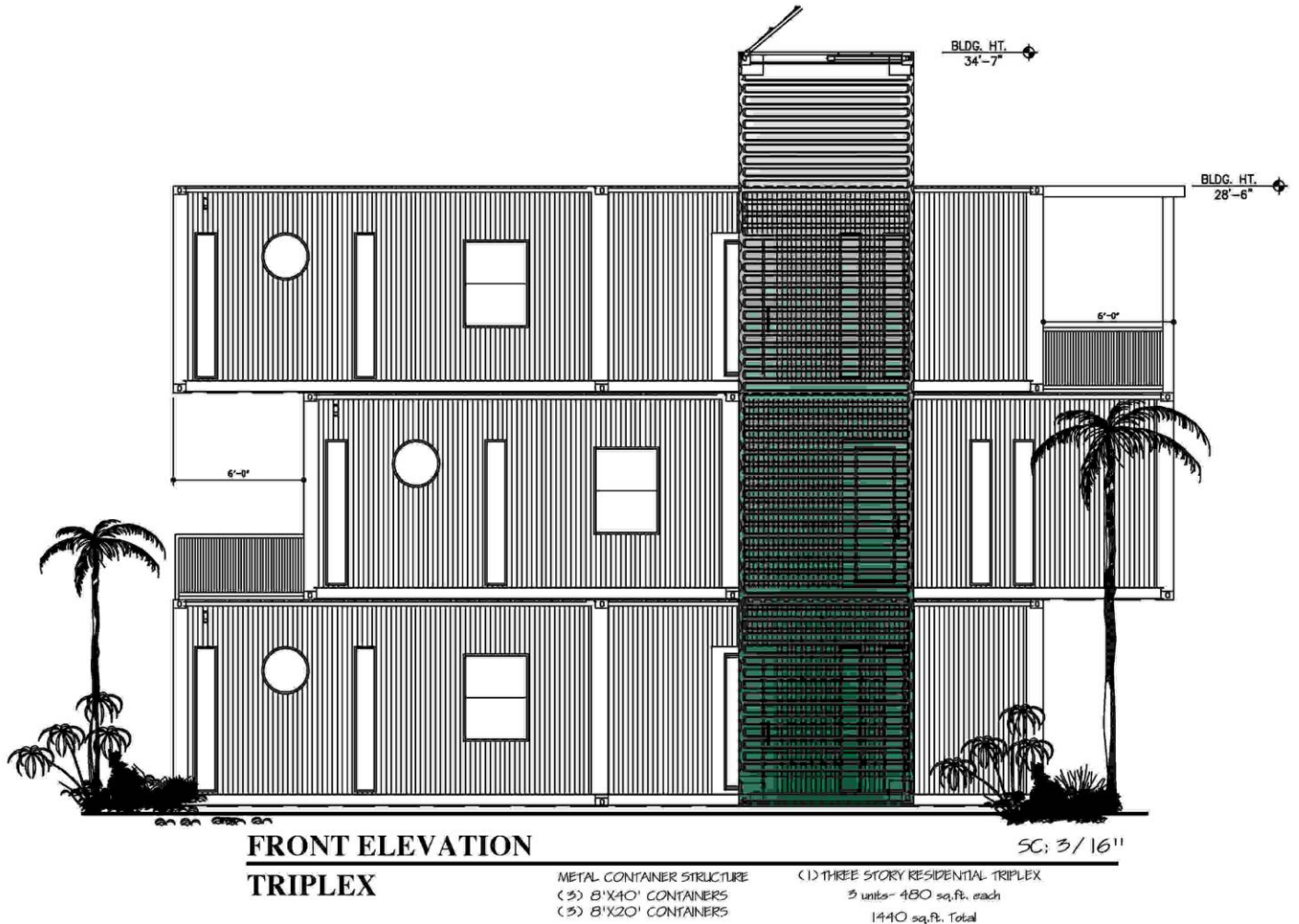
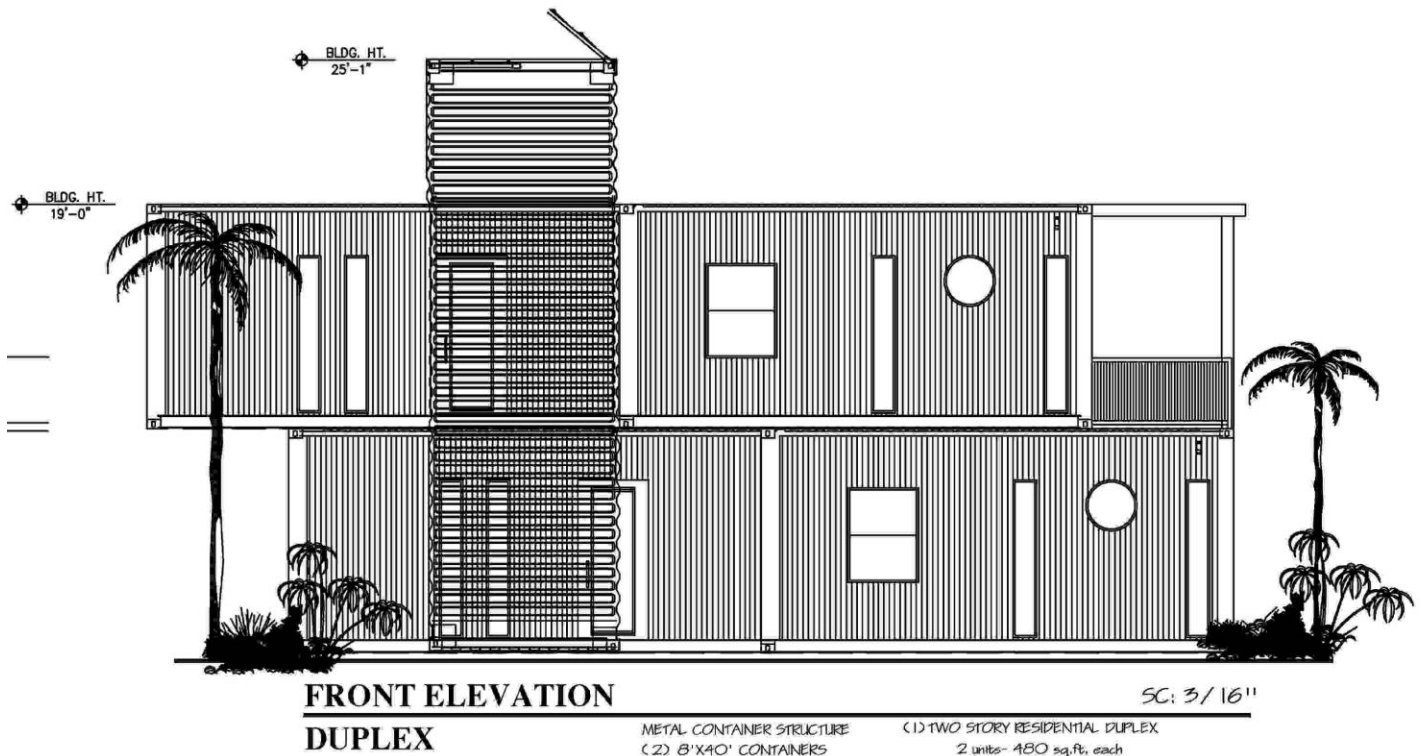
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



ATTACHMENT 5: PARKING STUDY

PENDING PARKING STUDY

ATTACHMENT 6: PLAT OF STILES GARDENS

